

167.0

0002

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
806,800 / 806,800

USE VALUE:

806,800 / 806,800

ASSESSED:

806,800 / 806,800



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		FLORENCE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LEHMAN JOHN F	
Owner 2:	
Owner 3:	

Street 1: 49 FLORENCE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 7,441 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 2341 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7441		Sq. Ft.	Site		0	70.	0.86	8									450,261						450,300	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
Total Card	0.171	351,800	4,700	450,300	806,800			110383
Total Parcel	0.171	351,800	4,700	450,300	806,800			GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	344.64	/Parcel:	344.6		GIS Ref
								Insp Date
								07/21/18

## USER DEFINED

Prior Id # 1:	110383
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	02:55:52
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID									
167.0-0002-0011.0									
Notes									Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	
2020	101	FV	351,800	4700	7,441.	450,300	806,800	806,800	Year End Roll
2019	101	FV	271,200	4700	7,441.	450,300	726,200	726,200	Year End Roll
2018	101	FV	271,200	4700	7,441.	398,800	674,700	674,700	Year End Roll
2017	101	FV	271,200	4700	7,441.	334,500	610,400	610,400	Year End Roll
2016	101	FV	271,200	4700	7,441.	334,500	610,400	610,400	Year End
2015	101	FV	255,800	4700	7,441.	289,500	550,000	550,000	Year End Roll
2014	101	FV	255,800	4700	7,441.	279,800	540,300	540,300	Year End Roll
2013	101	FV	255,800	4700	7,441.	266,300	526,800	526,800	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEHMAN JOHN F-E	22197-584		7/9/1992		65,000	No	No	A	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
5/20/2019	674	New Wind	28,000	C				

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
10/27/2008	Meas/Inspect	163	PATRIOT
2/4/2000	Inspected	276	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

